



SURVEYS & LOCAL GOVS

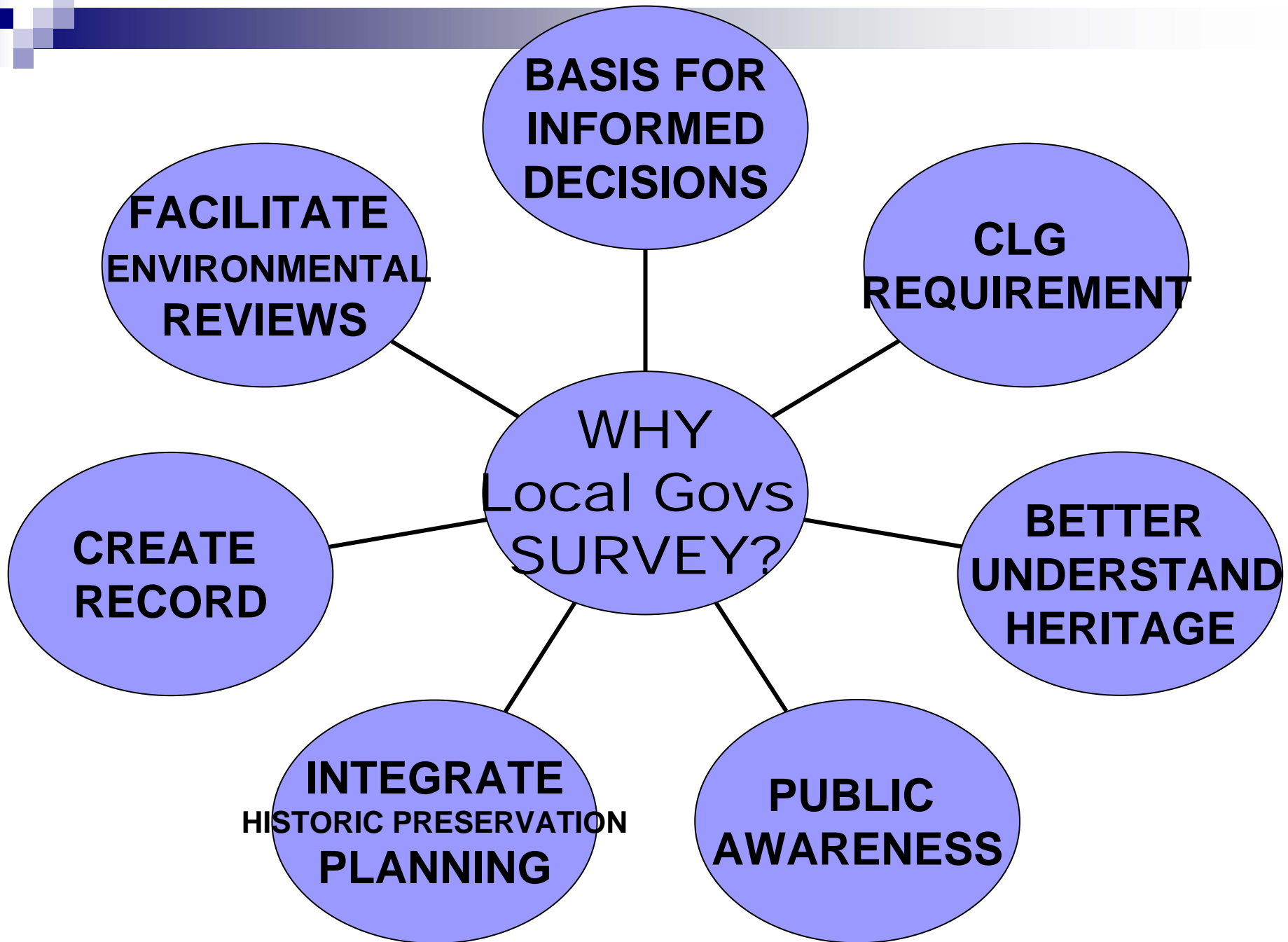
A Context for Best Practices

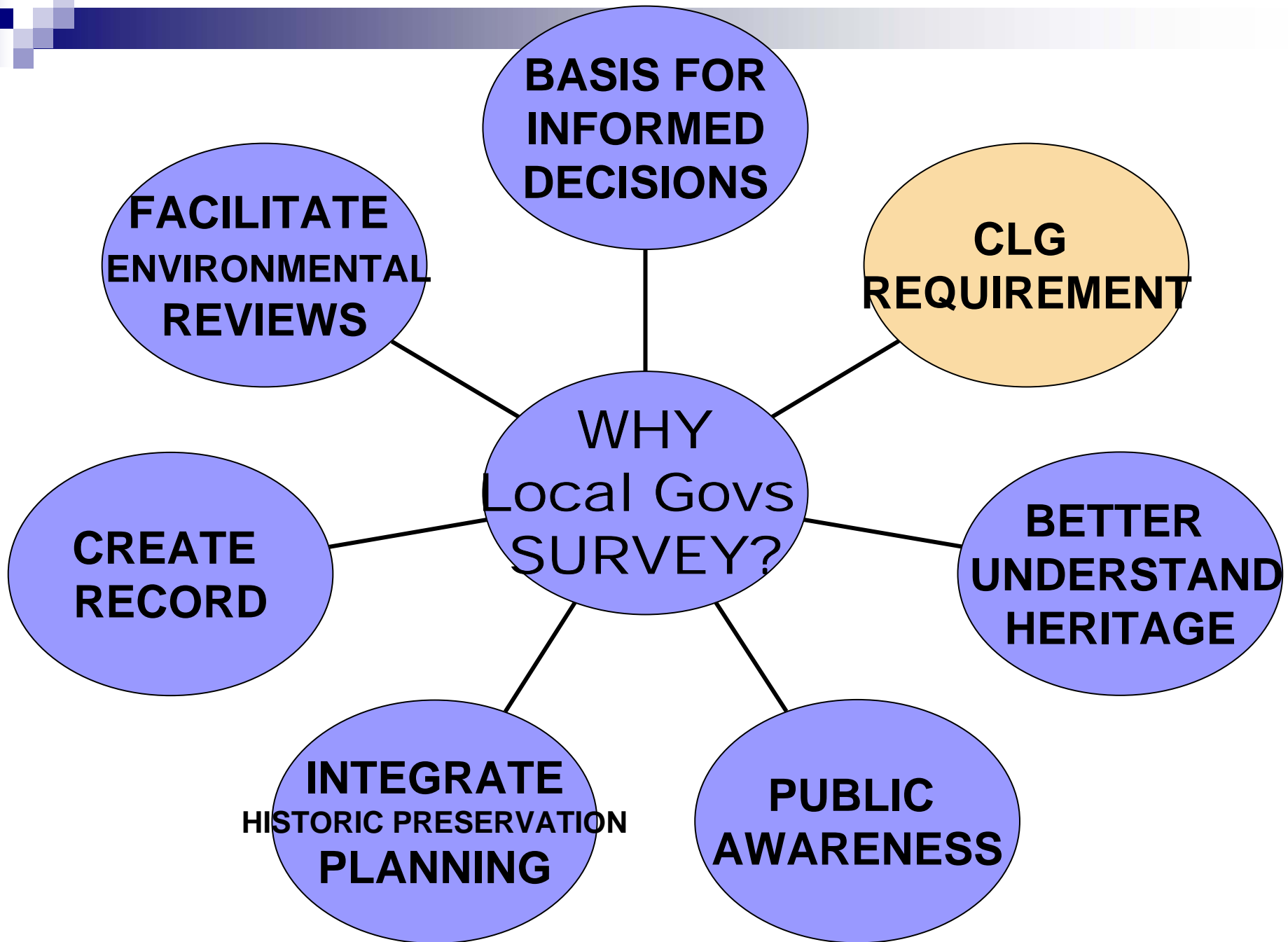
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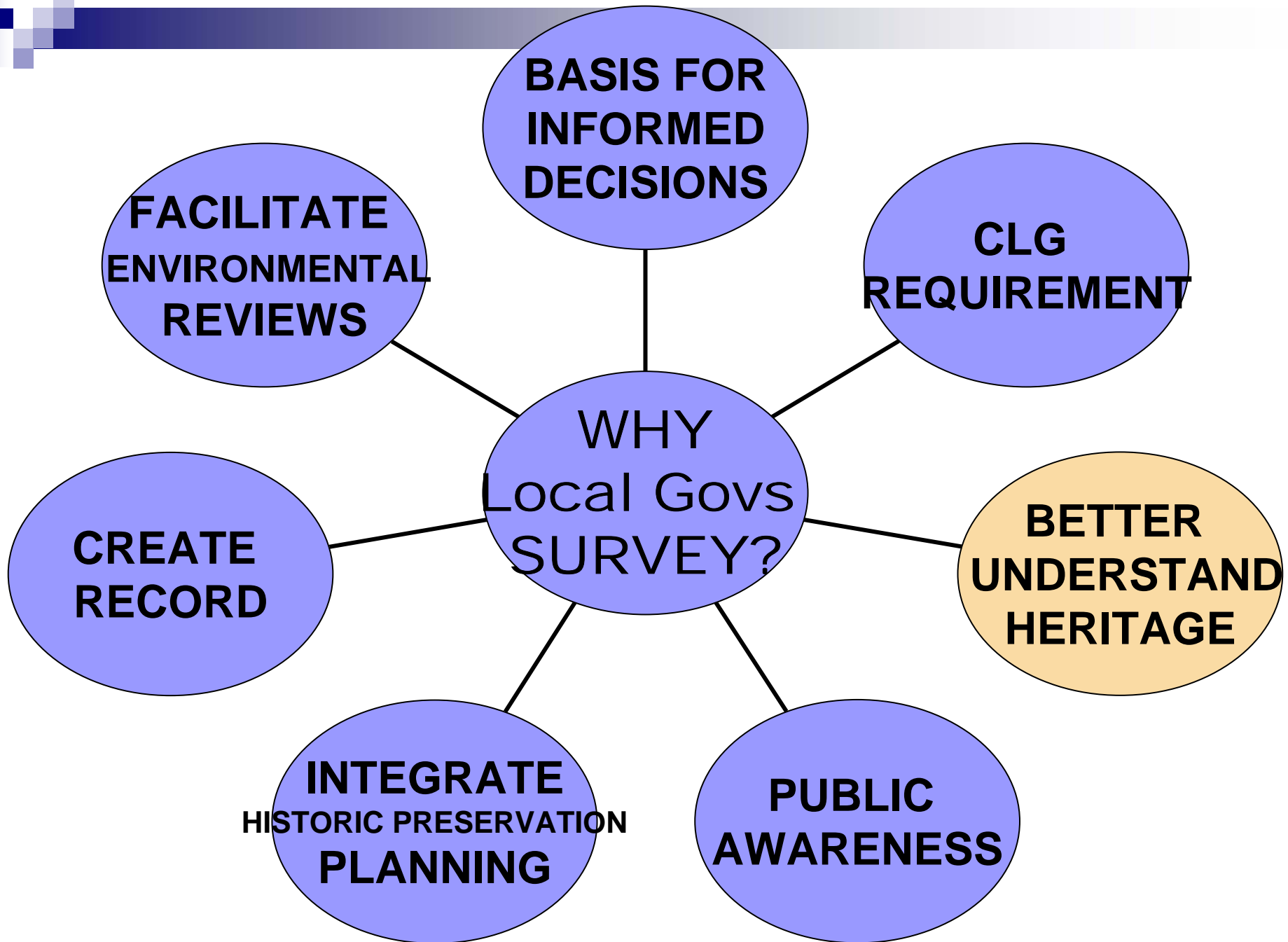
SURVEYS & LOCAL GOVS ?

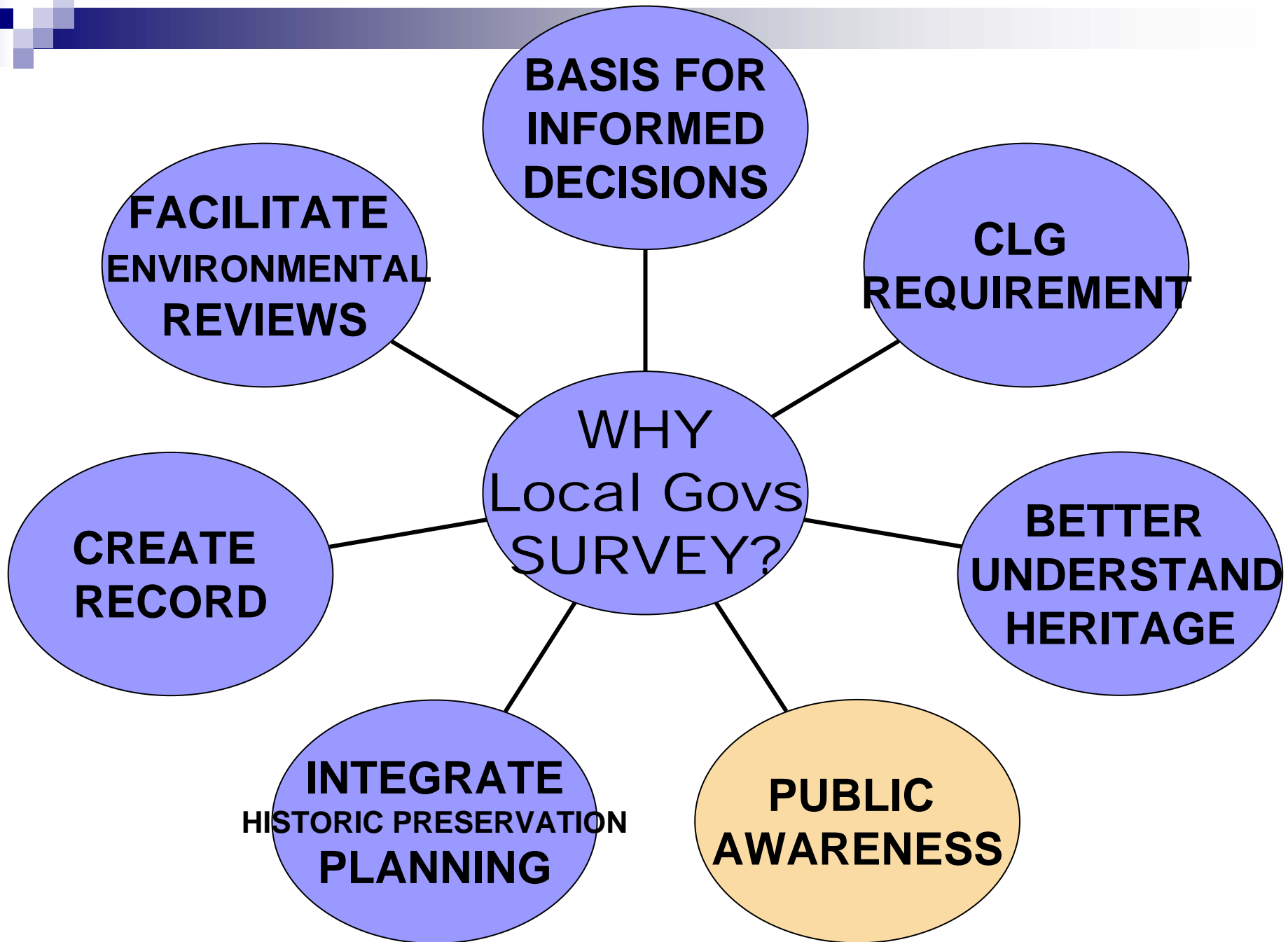
- ✓ Why do Local Governments do surveys?
- ✓ How is survey information used by Local Governments?
- ✓ What information do surveys need to provide to be most useful to local governments?

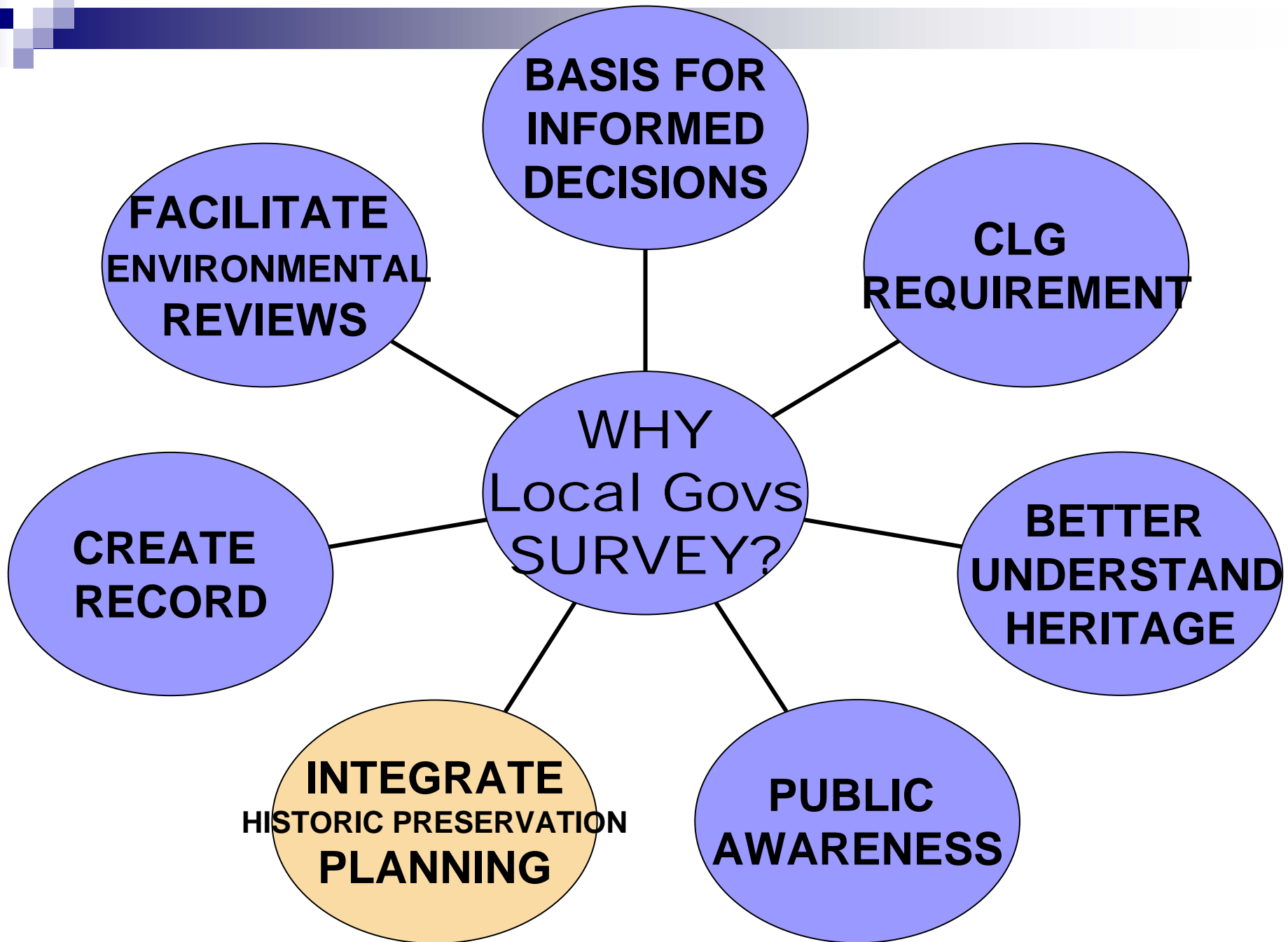


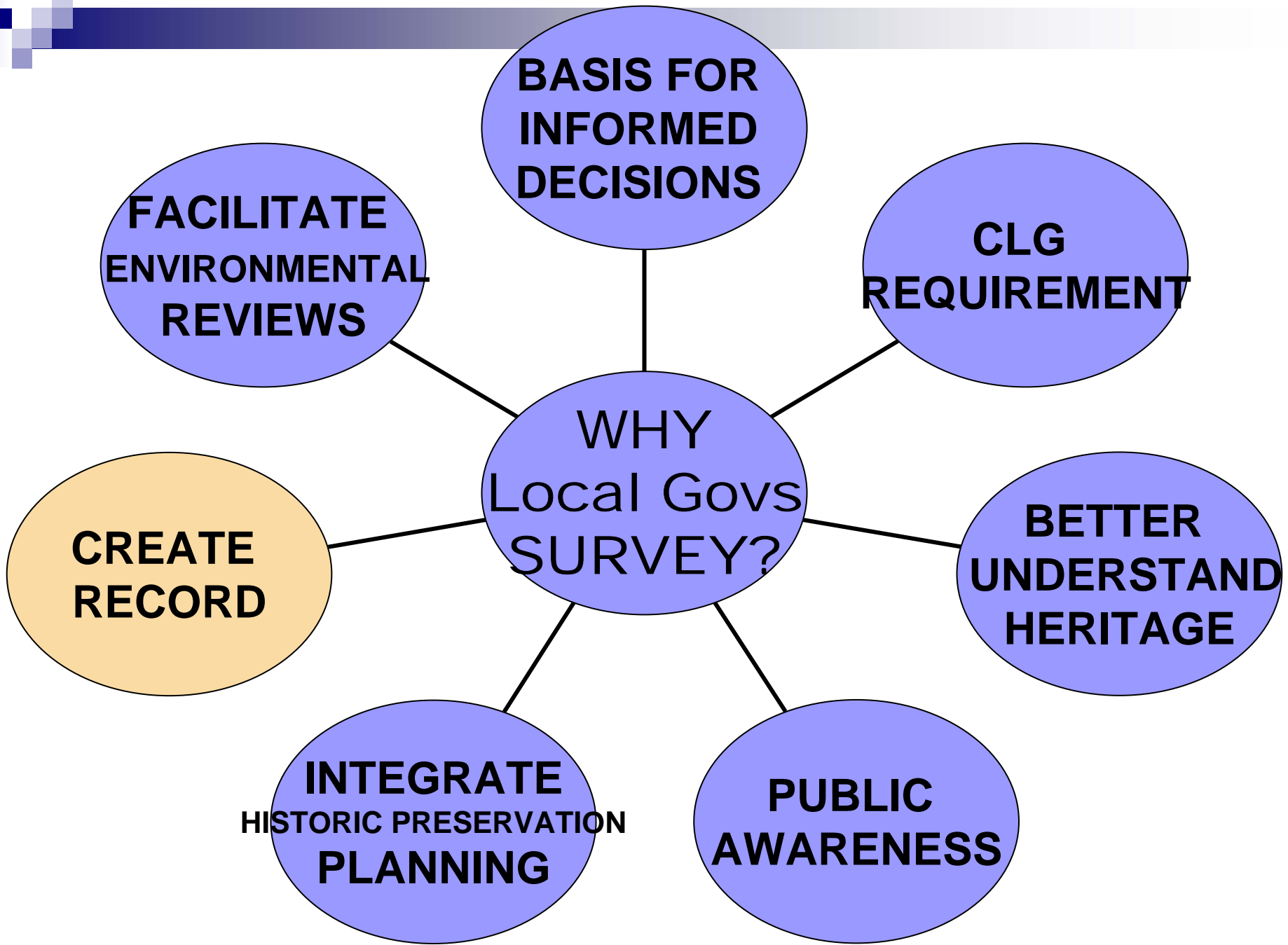


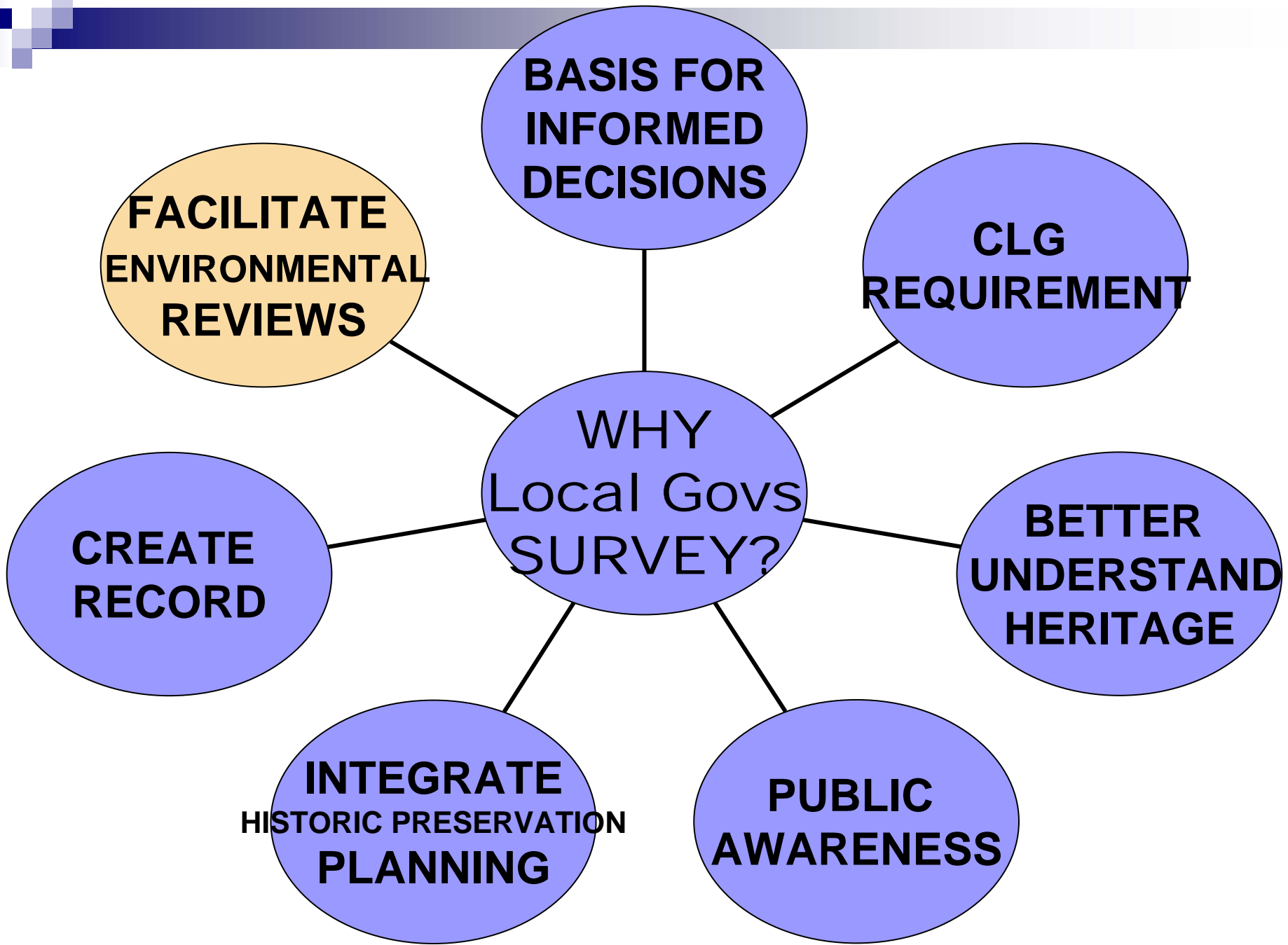


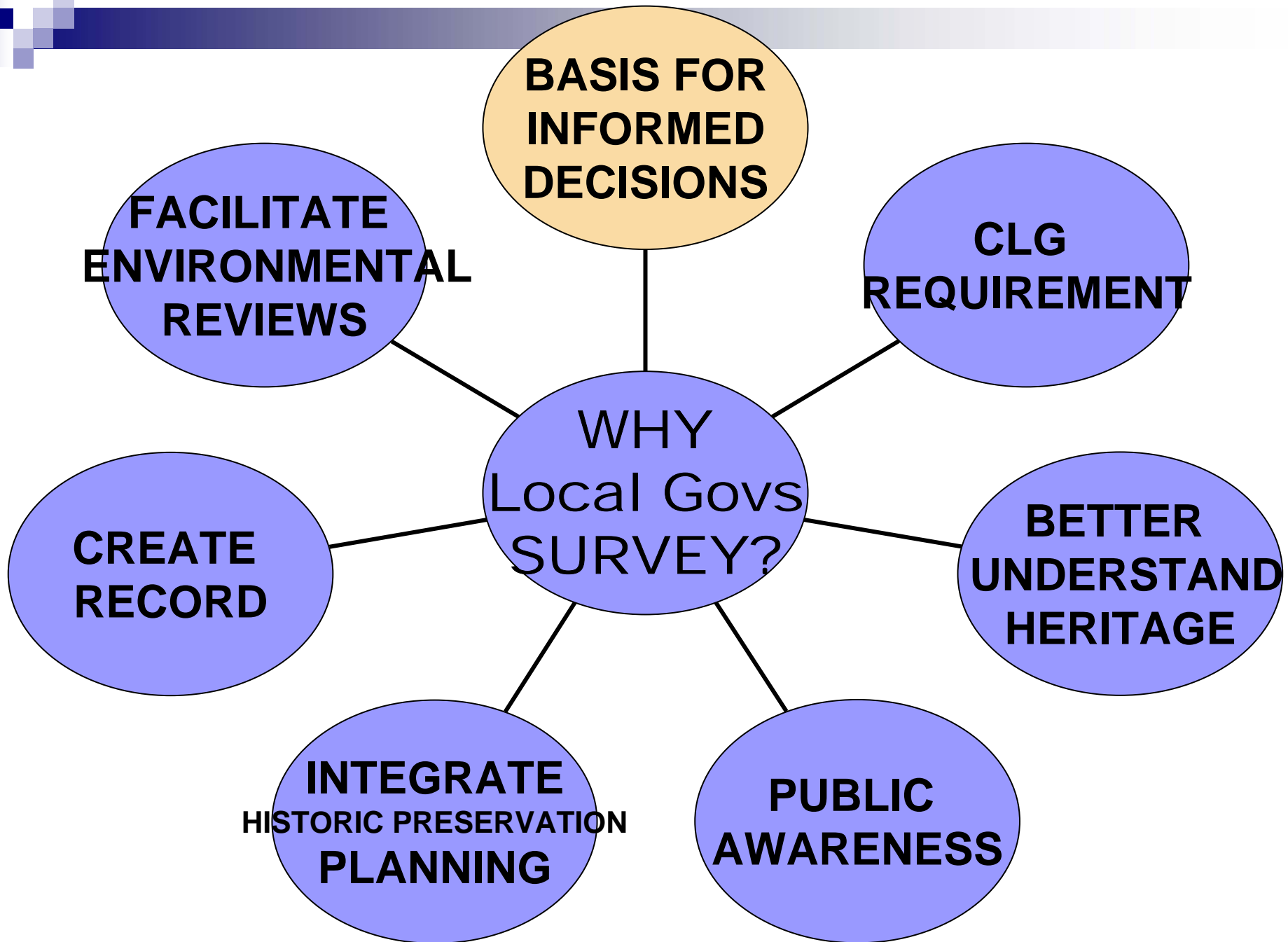














**Historic
Preservation**

**Zoning
&
Planning**

**Heritage
Tourism
Initiatives**

**Environmental
Review
Sec 106
CEQA**

HOW
Is Survey Data
USED?

**Downtown
Revitalization**

**Community
Development**

**Transportation
Planning**

**Redevelopment
&
Affordable
Housing**



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Historic Preservation

- Local designations
- Nation, state and local registers nominations
- Facilitate use of Federal Historic Preservation Investment Tax Credits
- General Plan Element
- Preservation Ordinance



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Environmental Review

- CEQA
- Local Preservation Ordinance
- Section 106 for federally funded, licensed, and permitted projects including cell towers



**Zoning
Permits
Planning**

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Zoning and Planning

- Conservation Districts
- HPOZs
- Historic Districts
- Design Guidelines and Review
- Permits
- Historic Building Code



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Develop Heritage Tourism Initiatives

- Prescribe Maintenance Practices
- Identify Compatible Adaptive Reuse
- Develop and Enforce Design guidelines to retain the character of historic districts and neighborhoods
- Develop walking/driving bicycle tours of historic areas
- Promote and develop business attractions compatible with historic districts



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Downtown Revitalization

- Prescribe Maintenance Practices
- Identify Compatible Adaptive Reuses
- Develop Design guidelines



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Redevelopment and Affordable Housing

- Establish eligibility for federal funding and tax incentives
- Develop plans for the adaptive reuse of existing housing stock
- Design compatible infill for historic and conservation districts/neighborhoods



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Transportation Planning

- Know where historical resources at early stages of project planning and design
- Avoid impacts to historic districts and neighborhoods



**Historic
Designation**

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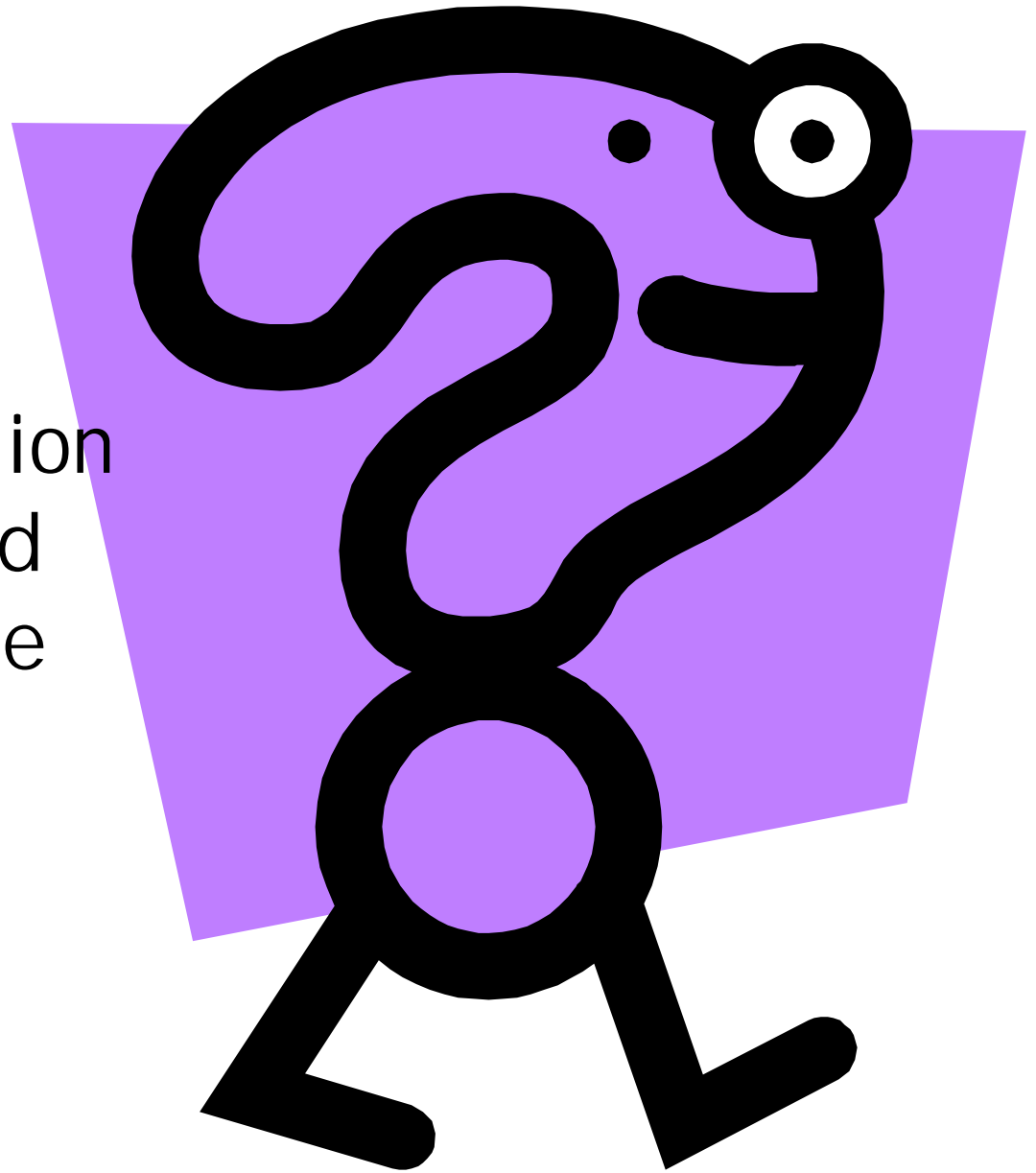
**Redevelopment
&
Affordable
Housing**



Community Development

- Foster pride of place and appreciation of cultural heritage
- Maintain and enhance property values
- Provide economic incentives to promote conservation and preservation
- Sustain or improve quality of life by maintaining neighborhood character

What information
do surveys need
to provide to be
most useful to
local
governments?

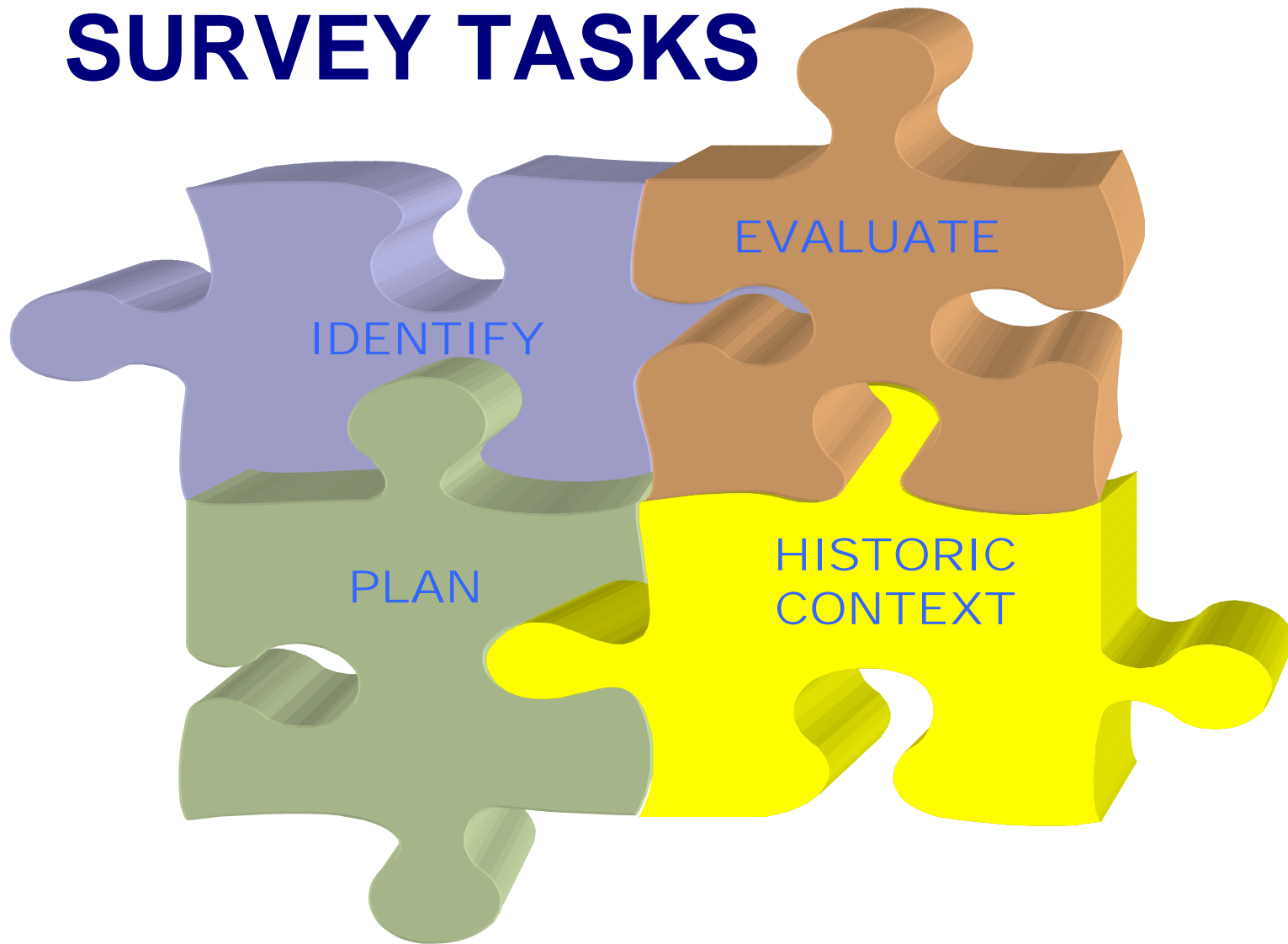




Need to Know

- Where they are?
- What they are ?
- What are the character-defining features?
- Why they're Significant?
- How they need to be treated?

SURVEY TASKS



HISTORIC RESOURCE?



HISTORIC RESOURCE?



HISTORIC CONTEXT

THEME

PLACE

TIME

HISTORIC CONTEXT

- Identifies the important historical
 - *Themes, Patterns, Events, Persons, Cultural values*
 - *Periods of significance* that properties represent.
- Defines expected *property types* with associated *character-defining features* and *locational patterns*
- Provides a basis for *evaluation* and *comparison* of individual properties. (SOI)

HISTORIC CONTEXT

**Built
Environment**



History

Patterns

Events

People



IDENTIFY

RECONNAISSANCE

- Potential Districts and concentrations of resources associated with local history patterns or events
- Individual resources that warrant further study

INTENSIVE

- Contributors to Historic Districts & Individually significant Resources
- Essential physical features (Qualifying Characteristics) that convey the resource's significance, including landscape features, setting or other factors pertinent to resource's integrity.

Intensive Level Survey Goals

- ❖ To document all historic buildings, structures, sites, objects and potential districts in *sufficient detail* to permit their *evaluation* and registration in the NR or a state or local equivalent. (NR Bulletin #24)
- ❖ Define essential physical features, also called *character-defining features*, that must be present to represent the property's significance. (Environmental Review)



EVALUATE SIGNIFICANCE

- The property is associated with or has:
 - historic events or patterns of development
 - important person/s
 - distinctive physical characteristics
 - information potential
- Comparison with other properties similar in function, form or style
- Comparison with other properties associated with the same context



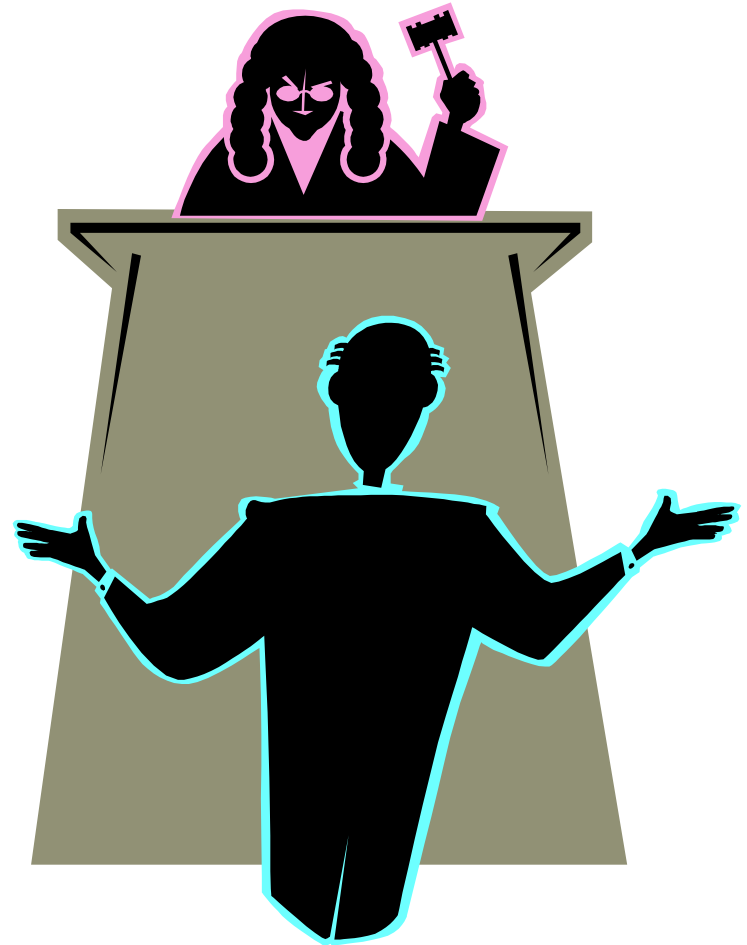
EVALUATE INTEGRITY

- The resource retains sufficient historic fabric and character-defining features
- The resource has the ability to convey its historical significance
- The resource would be easily recognizable by someone who knew the resource during it's period of significance.

STATEMENT OF SIGNIFICANCE

(DPR 523 B -- B10)

- Explain *why* the resource *is/is not important* in relation to its *historic context(s)*.
- Make the *strongest possible case* using historical and/or architectural *analysis*.
- Provide an *analysis* of the integrity.
- Provide a clear *rationale* to *support the finding*.



WHAT is the Context ?

???

B10. Significance: Theme: Residential Development

Area: South Mission

Period of Significance

WHAT about Integrity?

Discuss importance in terms of historic significance and scope. Also address integrity.

WHAT does not "sufficiently significant" mean?

Applicable Criteria: N/A

WHAT about the other buildings?

Although this property does not appear sufficiently significant for listing in the Register, it is of local interest as an example of the housing stock constructed in the South Mission at the turn-of-the century. Therefore, this property appears eligible for South Mission Landmark designation.

The property grounds also contain a barn, storage building, stable, and hay loft, which were constructed according to building permits in 1938.

WHY is it eligible for local designation?

Is it eligible for the California Register?
WHY or WHY NOT?

WHAT is the rationale for the finding?

The Yost Apartments contribute to the French Park Historic District through its architectural style and type, which are representative of the district at the end of its period of growth and significance...1877-1945. ...



CONTEXT

In good condition, the character-defining features are substantially intact. No major alterations have occurred although windows have been reglazed.



INTEGRITY

Character-defining exterior features that should be preserved include, but may not be limited to, materials and finishes (smooth stucco siding); roof configuration, materials and treatment; courtyard plan; staircases; balconies and balconets; windows and doors including surrounds and glazing; and architectural elements such as chimneys and grilles.



**CHARACTER
DEFINING
FEATURES**



HISTORIC CONTEXTS

SIGNIFICANCE

EVALUATIONS

INTEGRITY

“Best Practices”

- Define Survey Area - Rationale
- Develop Preliminary Historic Context based on Historical Events or Patterns of Development
 - NEIGHBORHOOD OR POTENTIAL DISTRICT
 - THEMATIC – PROPERTY TYPES
- Identify Resources
- Develop Contexts Linking Built Environment to Community's History
- Evaluate Resources
- Plan



- ✓ **National Register**
- ✓ **California Register**
- ✓ **Local Criteria**

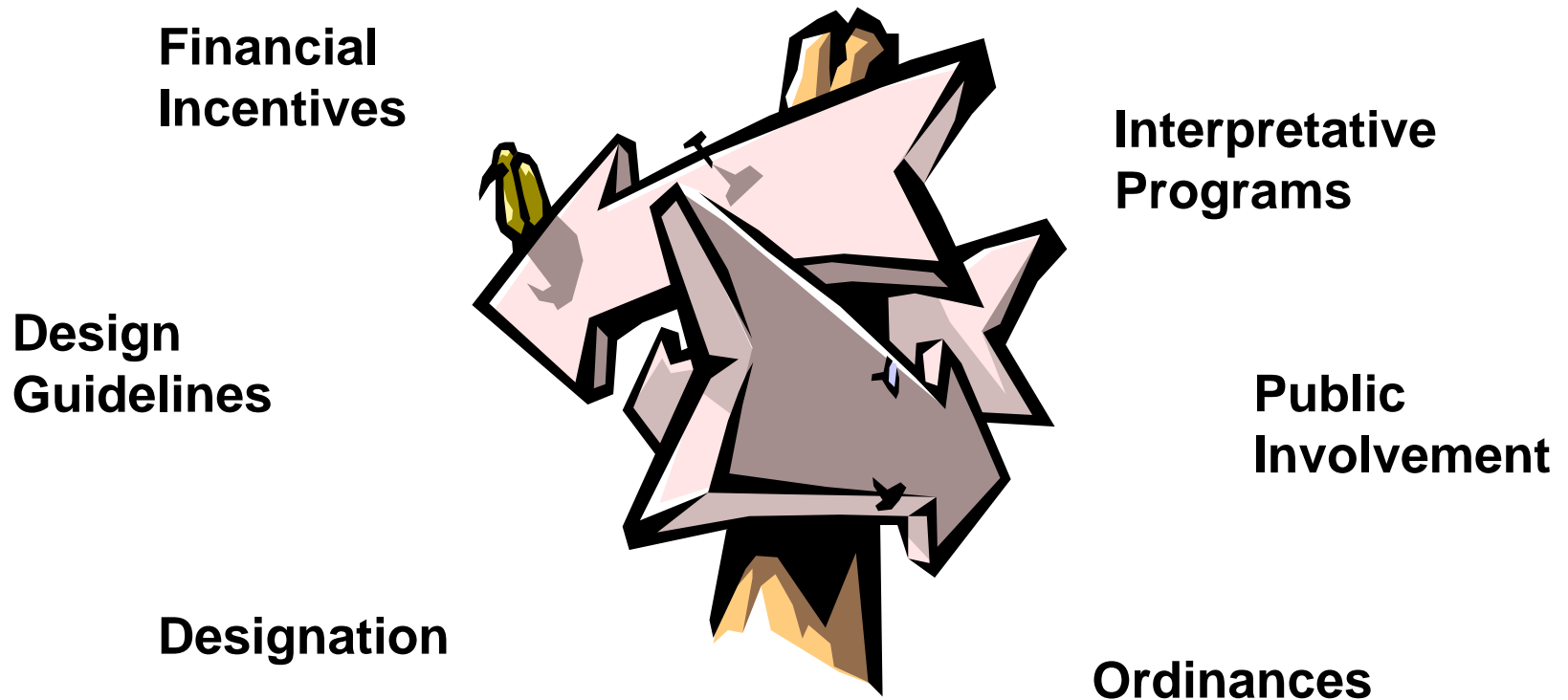
Surveys: A Multi-Purpose Tool

SURVEYS PROVIDE CLUES

- What resources exist?
- Where the resources are located?
- Why they are significant?
- How each needs to be treated?



SURVEYS



Provide Direction for Preservation Strategies

SURVEYS

SNAPSHOT IN TIME



**Not the whole
picture!**



SURVEYS



**FOUNDATION OF COMPREHENSIVE ZONING &
COMMUNITY DEVELOPMENT PLANNING**

For More Information:

- “Guidelines for Local Surveys: A Basis for Preservation Planning,” *National Register Bulletin 24*,
<http://www.cr.nps.gov/nr/publications/bulletins/nrb24/>
- **Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines** http://www.cr.nps.gov/local-law/arch_stnds_0.htm
- Office of Historic Preservation www.ohp.parks.ca.gov

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